



# University of Hawaii at Manoa

## Environmental Center

Crawford 317 • 2550 Campus Road  
Honolulu, Hawaii 96822  
Telephone (808) 948-7361

Office of the Director

RL:0249

HB 770, HD 2

RELATING TO LAND USE

Statement for  
Senate Committee on Economic Development  
Public Hearing 22 March 1977

by

Tom Dinell, Pacific Urban Studies and Planning Program  
Jacquelin N. Miller, Environmental Center

HB 770, HD 2, proposes to permit, for good cause, a lot size of 18,500 square feet within a rural subdivision and to permit the construction of one dwelling on said lot, provided that all other dwellings in the subdivision have a lot size of at least one-half acre.

The Environmental Center prepared a statement for the public hearings of 23 February 1977 on the original version of HB 770 (RL:0203) and on HB 770, HD 1 (RL:0225) on 9 March 1977. This statement reflects our previous testimony as well as specific comments pertinent to HB 770, HD 2. Our statement has been submitted to the Legislative Subcommittee of the Environmental Center of the University of Hawaii. It does not represent an institutional position of the University.

The Standing Committee Report No. 520 discusses the rationale which led to the proposed revisions. It seems unclear, however, if the proposed revision will accomplish the intent expressed in the S.C. report. The need for a variance to permit the reduction of the minimum lot size for dwelling construction for certain hardship cases, may be an appropriate amendment to Section 205-2. It appears, however, that the proposed amendment would permit only one such variance in any subdivision regardless of the number of lots within the subdivision. Furthermore, we note that the minimum lot of 20,000 square feet as originally proposed (HB 770) has now been further reduced to 18,500 square feet. Our previously reported concerns seem to be particularly applicable. We would suggest that the commission be required by law to establish specific standards or grounds for issuance of such hardship variances so as to prevent the unplanned urbanization of rural district lands.